

Broadview/Bitter Lake/Haller Lake Neighborhood Advisory Committee (NAC)

MEETING SUMMARY

November 9, 2011 6:30 pm-8:30 pm

Bitter Lake Community Center

Attendees

NAC Members:

Dan Stern, Fran Clifton, Gloria Butts, Richard L. Dyksterhuis, Sue Jensen, Wayne Parks

Partners: John Owen (Makers), Mark Goodman (Community Attributes)

City Staff: David Goldberg (DPD), Thomas Whittemore, (DON)

Open House Summary

- NAC comments:
 - 65-70 community members attended
 - People liked the artwork project
 - Congratulations to city staff on presentation! Community was very engaged.
 - Was fun! Staff was energetic and helpful. Made good connections with the public
 - Post-it comments worked well
 - One community member suggested pedestrian lanes, similar to bike lanes in other areas, for walking. A similar project was done in Crown Hill.
 - Not enough time to do outreach. Not reaching enough of the community. Not getting people returning from previous open houses.
David stated all previous attendees receive notification via e-mail of upcoming open houses.
 - NAC member suggested follow-up on Survey Monkey
- David will e-mail out information to NAC members and e-mail list with information from Open House.

Review and Provide Guidance on Strategies to Create Vibrant Neighborhood-Serving Business District on Linden Avenue North (by John Owen and Mark Goodman)

- Goals:
 - Pedestrian oriented, local retail; places where neighbors meet and congregate, neighborhood gateway piece. Need to serve daily needs, and possibly weekly needs.
 - Identify what the city can do to help create this vision.
- NAC feedback:
 - Unique population on Linden: senior, disabled, low-income. Need to think about what services they would utilize.
- John stated eating/drinking. A deli would be good, as well as an ice cream store. Proximity to Aurora, lots of developable space and density are factors in community's favor.
- Mark :
 - Predicted population growth would allow for retail development of up to 25,000 square feet in the Broadview/Bitter Lake/Haller Lake area.
 - Trader Joes, etc, need a minimum housing number before they will locate in an area.
 - Service providers look at reasons to locate in a specific area; what is the infrastructure?
- John cited several examples of instances in various neighborhoods that revitalized beginning with street improvements, existing business improvements, increased housing, transit improvements, including Rapid Ride will help in this area, etc.

- NAC member cited the possibility of gentrification.
- John stated he didn't feel it was an issue in this area, with its number of low-income housing projects. He stated area could use more market rate housing. Many buildings in the area are at the end of their life, could provide an opportunity for new, different development. Need to connect with land owners on opportunities for residential development.
- NAC member stated the corner of 125th and Aurora could be utilized for smaller shops to draw from Lowe's shoppers.

Review and Provide Guidance on Greenwood Ave Business Districts Strategies

- Goal: Development of business district supported by housing numbers.
- Mark stated retailers want to be near other retailers.
- NAC Member Comment:
 - Don't want auto-dependent retail. Many in this area will not walk ¼ to ½ mile.
- John:
 - Parking is an issue on Greenwood
 - Rezoning single family areas is very difficult
- Mark:
 - From a real estate standpoint, multi-family developments are more desirable along 99/Aurora and Linden area
- David:
 - 60 ft heights are more likely to lead to redevelopment
 - Changing the nature of the Greenwood Avenue area is a big step.
- NAC member:
 - There is insufficient time now to address Greenwood. Should continue to focus on Linden Ave.
- John:
 - Still feel the street has a lot of undeveloped potential. Should continue to push for sidewalks, and other improvements
- NAC Member Comments:
 - Should push for Greenwood to become a Complete Street
 - Even one development with amenities could become the catalyst for change
 - Should protect and preserve the qualities that now exist on Greenwood. Don't want to see 60 ft developments going in next to single family homes. Fought in the past to preserve Greenwood from this.
 - Need to survey residents of area what they would like to see. Many services come to senior developments, rather than having to go out for them. Some assumptions being made may be incorrect. Want development to fit the character of the neighborhood.
 - Key element is Complete Streets. Need a safe place to walk. Plan for the people and businesses will follow.

Wrap-up: Questions, Announcements & Next Steps

- NAC member will not be able to attend future meetings. Suggested an alternate when she can't attend. David will check in with Sebhat.